

PRESENTATION - 1

Athletic Field Lighting Technical Report - Final Report

The engineering consultants that prepared the "Athletic Field Lighting Technical Report", Mr. Ray Shaffer and Mr. Abdullah Ayazi of Shaffer, Wilson, Sarver & Gray, P.C. (SWSG) and Mr. Don McLean of DMD & Associates, will present an overview of the information contained in their report. The report thoroughly examines the top athletic field lighting systems currently available from four "state of the art" manufacturers, and rates each system with respect to lighting performance, sensitive to the environment and life cycle cost.

ENCLOSED DOCUMENT:

Attachment 1: Athletic Field Lighting Technical Report (Previously distributed)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn Tadlock, Director, Planning and Development Division

Charlie Bittenbring, Director, Park Services Division

Cindy Messinger, Director, Resource Management Division

Miriam Morrison, Director, Administration Division

Dan Sutherland, Manager, Grounds Management Branch

Judy Pedersen, Public Information Officer

Thaddeus Zavora, Manager, Financial Planning Branch

John Lehman, Manager, Projects Management Branch

Deb Garriss, Section Supervisor, Projects Management Branch

Erin Lawrence, Project Manager, Projects Management Branch

PRESENTATION - 2

Quarterly Status Report

Staff will provide a brief presentation of the construction projects recently completed or well underway. Projects that were recently completed include new lighting systems for one artificial turf rectangle field, one 60 foot diamond field and one 90 foot diamond field at Ellanor C. Lawrence Park; renovation, enlargement and irrigation of two rectangle fields at Grist Mill Park; and structural renovation, lighting replacement, door replacement, and installation of one artificial turf rectangle field at South Run District Park Field House.

ENCLOSED DOCUMENT:

Attachment 1: Planning and Development, Quarterly Status Report (Distributed in the September 7, 2005 Planning and Development Committee Package.)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn Tadlock, Director, Planning and Development Division

Thaddeus Zavora, Manager, Financial Planning Branch

John Lehman, Manager, Projects Management Branch

ADMINISTRATIVE - 1

Approval - Request for Land Dedication for RZ 2005-PR-004, Tysons Corner Center Mall (Providence District)

ISSUE:

Approval of staff comments pertaining to the Tysons Corner Center Mall rezoning application, RZ 2004-PR-044; located in the Tysons Corner Urban Center. The Development Plan shows the proposed redevelopment of the Tyson's Corner Center Shopping Mall site to expand retail and office opportunities as well as to create residential opportunities within the Providence Supervisory District (Attachment 1).

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board approval of the following summary comments regarding RZ 2004-PR-044, Tysons Corner Center:

The Park Authority requests that the applicant construct and dedicate to the Fairfax County Park Authority an urban park from one to two acres in size. Possible locations that should be considered include an area near the intersection of International Drive and Fletcher Street or at the Route 7 entrance to the mall. A community park at either of these locations would provide an attractive and welcoming entry point to the urban core of Tysons Corner. The park would serve as both a physical and interpretive gateway to the area and should include features such as an amphitheater for public performances, a balance of hardscape plaza areas and open greenspace, an attractive and engaging water feature, a small outdoor café kiosk, access to below-grade parking, and an orientation point for a 1–1.5 mile recreational walking/jogging/running loop. **(This item was reviewed by the Planning and Development Committee on September 7, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on September 14, 2005 in order to have sufficient time to negotiate with the applicant and the Department of Planning and Zoning.

**BACKGROUND:**

The Tysons Corner Center Shopping Mall is located in the Tysons Corner Urban Center, in the Providence Supervisory District. It is bounded by I-495 (The Capital Beltway) to the east, Route 7 (Leesburg Pike) to the south, International Drive to the west, and Route 123 (Chain Bridge Road) to the north. The site of a future Metro rail transit station is located immediately to the north of the site, along Route 123 (Attachment 2). The applicant is requesting a rezoning of the property to take advantage of increased development density options in the Comprehensive Plan for properties located within walking distance of Metro rail transit stations.

The rezoning application requests a mix of uses, including approximately 1,391,320 square feet of additional office use, approximately 148,275 square feet of additional retail, approximately 240 new hotel rooms and approximately 1,297 new dwelling units in addition to the existing 2,495,033 square feet of commercial uses on 78 acres, to create an overall density of 1.73 FAR (Attachment 2). The proposal will add approximately 2,218 residents to the current population of the Providence District, based on the average household size of 1.71 for multi-family units in the McLean Planning District.

Area-wide recommendations in the Tysons Corner Urban Center section of the Comprehensive Plan state that a variety of outdoor recreation opportunities should be developed to include designated circuit walking/running courses; recreation "nodes" including some facilities built on rooftops and parking structures; urban plazas as focal points for activities; and pocket parks, plazas and courtyards for passive recreation uses.

**FISCAL IMPACT:**

The Park Authority should attempt to negotiate a maintenance agreement with the applicant. The developer should be asked to consider maintenance issues during the design of the park, including the selection of plant materials. In addition, the applicant should escrow funds in a trust fund to cover annual maintenance costs. If these negotiations are successful, the fiscal impact to Fairfax County will be minimal.

**ENCLOSED DOCUMENTS:**

Attachment 1: Vicinity Map – Location of Proposed Development

Attachment 2: RZ 2004-PR-044 Tysons Corner Center Mall Redevelopment

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STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Charles Bittenbring, Director, Park Services Division

Dan Sutherland, Acting Director, Park Operations Division

Lynn S. Tadlock, Director, Planning and Development Division

Sandra Stallman, Acting Manager, Park Planning Branch

Irish Grandfield, Senior Park Planner

Andrea Dorlester, Park Planner

ADMINISTRATIVE - 2

Approval - Request for Land Dedication for RZ/FDP 2002-HM-043, Arrowbrook Centre (Hunter Mill District)

ISSUE:

Approval of staff comments requesting dedication to Fairfax County Park Authority for a new Local Park as part of the Arrowbrook Centre rezoning application (RZ/FDP 2002-HM-043). The site is located south of the Dulles Toll Road and west of Centreville Road, in the Hunter Mill District (Tax Map 16-3 ((1)) 4, 4B, 4C, 5, 5A, 39; see Attachment 1).

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board approval of the following summary comments regarding RZ/FDP 2002-HM-043, Arrowbrook Centre:

Request that the applicant either provide ten acres of usable park land or develop and dedicate a minimum of seven (7) usable acres to the Fairfax County Park Authority for a new Local Park (See Attachment 2) combined with a monetary contribution equal to the value of usable land for anything less than the ten acres of usable park land as recommended in the County Comprehensive Plan.

The Fairfax County Park Authority recommends that the applicant conduct a Phase I archaeological survey on the property and if potentially significant archaeological resources are discovered, conduct further archaeological investigations as appropriate.

The applicant is encouraged to preserve the Merrybrooke house (c. 1793) located on the property through means other than by public ownership. Preservation easements on the house and immediate lands may be appropriate as a protection strategy.

**(This item was reviewed by the Planning and Development Committee on September 7, 2005 and approved for submission to the Park Authority Board).**

TIMING:

Board action is requested on September 14, 2005 because the Planning Commission is expected to act on this rezoning later this fall.

BACKGROUND:

The Development Plan proposes mixed use development with 873 residential units and 1.23 million square feet of commercial uses on 53.8 acres. The proposal will add approximately 1,875 new residents to the current population of Hunter Mill District. The need for additional active recreational areas in the Dulles Suburban Center is repeatedly cited in the Comprehensive Plan's Major Objectives, Area-Wide Recommendations, and Land Unit Recommendations. The applicant's site is specifically identified in the Comprehensive Plan as the location for ten (10) acres of parkland for active recreation to help address this deficiency.

Park Authority staff has worked extensively with County planning staff and the applicant over the past three years to locate the ten acres of active recreation parkland on this site. The applicant is agreeable to providing approximately 23 acres of parkland on site (of which approximately 7 acres are usable, the remainder being in the Resource Protection Area). Staff supports the Park Authority accepting this acreage and seeking a financial dedication equivalent to the 3-acre difference. Staff believes that this conforms to the guidance in the Comprehensive Plan and is an acceptable balance.

FISCAL IMPACT:

The site would be managed as a Local Park. This type of park requires regular maintenance similar to other Local Parks approximately seven acres in size.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map –Arrowbrook Centre RZ/FDP 2002-HM-043

Attachment 2: Park Dedication being requested

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Sandy Stallman, Acting Manager, Park Planning Branch

Irish Grandfield, Senior Planner, Park Planning Branch

ADMINISTRATIVE - 3

Adoption of Minutes – July 27, 2005 Park Authority Board Meeting

ISSUE:

Approval of the minutes of the July 27, 2005 Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the July 27, 2005 Park Authority Board meeting.

TIMING:

Board action is requested on September 14, 2005.

FISCAL IMPACT:

None

ENCLOSED Documents:

Attachment 1: Minutes of the July 27, 2005 Park Authority Board meeting

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Nancy L. Brumit, Administrative Assistant



ACTION - 1

Mastenbrook Volunteer Matching Fund Grant Program Request – Mount Vernon Dog Opportunity Group – Grist Mill Park (Mount Vernon District).

ISSUE:

Approval of a Mastenbrook Volunteer Matching Fund Grant Program request from the Mount Vernon Dog Opportunity Group in the amount of \$10,000 toward the construction of an Off-Leash Dog Area at Grist Mill Park, in accordance with the park Master Plan.

RECOMMENDATION:

The Park Authority Director recommends approval of a Mastenbrook Volunteer Matching Fund Grant Program request from the Mount Vernon Dog Opportunity Group in the amount of \$10,000 toward the construction of an Off-Leash Dog Area at Grist Mill Park. **(This item was reviewed by the Planning and Development Committee on September 7, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on September 14, 2005 in order to award the grant.

BACKGROUND:

The revised Master Plan for Grist Mill Park was approved by the Park Authority Board on July 21, 2002. The Master Plan revision included an Off-Leash Dog Area (OLDA) of approximately one acre and associated parking. Since that time, the Mount Vernon Dog Opportunity Group has been raising funds toward the construction of the facility. They have entered into the required Memorandum of Understanding with the Park Authority for the operation and maintenance of the facility. Park Operations staff is currently working with the group on the final location and size of the OLDA. Construction of the parking lot will be in a future phase of development.

Approval of the Mastenbrook Grant Application from the Mount Vernon Dog Opportunity Group at this time will allow construction to move forward with completion in the autumn of 2005. The OLDA at Grist Mill Park will be the first Park Authority OLDA east of Interstate 95 and the first in the Mount Vernon Supervisory District.

FISCAL IMPACT:

The estimated total project cost is \$27,660. Funds are currently available in the amount of \$2,515 in Project 004769, Mastenbrook Volunteer Matching Fund Grant Program in Fund 371, Park Capital Improvement Fund, and in the amount of \$7,485 in Project 475504, Community Parks/Courts in Fund 370, Park Authority Bond Construction, and in the amount of \$6,660 in Project 004750, Park Proffers in Fund 371, Park Capital Improvement Fund, and in the amount of \$11,000 from the Mount Vernon Dog Opportunity Group, resulting in total available funding of \$27,660.

Contingent on the approval of this project, the remaining balance in the Mastenbrook Volunteer Matching Fund Grant Program will be \$194,515.

ENCLOSED DOCUMENTS:

Attachment 1: Letter to Brian Daly RE: Mastenbrook Volunteer Matching Fund Grant Program Application by Mount Vernon Dog Opportunity Group, dated May 18, 2005

Attachment 2: Fairfax County Park Authority Grist Mill Park Master Plan

Attachment 3: Aerial Map Displaying General Location and Layout of the Grist Mill Dog Park

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn Tadlock, Director, Planning and Development Division

Dan Sutherland, Manager, Grounds Management Branch

Joe Nilson, Manager, Area 3

ACTION - 2

FY 2006 Deer Management Program

ISSUE:

Park Authority Board approval of the FY 2006 Deer Management Program proposed by the County Wildlife Biologist.

RECOMMENDATION:

The Park Authority Director recommends approval of the FY 2006 Deer Management Program proposed by the County Wildlife Biologist. **(This item was reviewed by the Resource Management Committee on July 27, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on September 14, 2005 in order to implement the plan.

BACKGROUND:

The Park Authority has been participating in the Fairfax County deer herd management program since 1998. The Park Authority Board has annually approved a deer management program proposed by staff in cooperation with the County Wildlife Biologist. The most recent deer herd management activities occurred between September 1, 2004 and March 31, 2005 in conjunction with permits held by the Fairfax County Police Department Animal Control Division.

Deer management activities approved by the Park Authority Board for the past year included sharpshooting events at up to 17 parks, archery hunts at up to four parks, and managed hunts at one park and continued field research to assess deer population levels and deer damage at multiple park sites.

Due to significant staffing shortages in the county wildlife biologist office, deer herd reduction and impact and herd size assessment activities were very limited as compared with previous years. Eleven herd reduction events were held at three park sites with in excess of 40 deer removed. The breakdown of shooting events and deer taken was as follows:

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<b>Park</b>	<b>Method</b>	<b>No. of Events</b>	<b>Deer Taken</b>
Huntley Meadows	Sharpshooting	4	4
Laurel Hill Golf	Sharpshooting	4	38
Sully Historic Site	Sharpshooting	3	3
Total:		10	40

The Park Authority conducts direct mailings of notification letters to property owners adjacent to parks where deer herd management activities are going to occur in the first year of activity. Neighbor notification mailings were sent out for Sully Woodlands (380 pieces), Clark's Crossing/Tamarack Park (230 pieces) and Laurel Hill (350 pieces). In each case, staff consulted with the local Park Authority Board Member and District Supervisor's office prior to sending out mailings. Of those three, Laurel Hill was the only one to receive herd reduction activities. Feedback from citizens in receipt of the mailings was overwhelmingly supportive especially in the Clark's Crossing/Tamarack Park area.

Laurel Hill has an excessively large deer population. As staff reported to the Board at the June 8, 2005 Resource Management Committee meeting, herd management will be conducted this summer at Laurel Hill Golf Course prior to the course opening in September 2005 in order to reduce herd numbers prior to the public having regular access to the property.

While refinements in communication and scheduling procedures continue, staff believes the program is working effectively. Use of the Police Department Tactical Squad as sharpshooters for safe and effective deer removal is now routine. In addition, Park Authority staff has continued to track wildlife complaints including deer damage complaints.

During the 2004-2005 hunt season, staff worked to standardize site deer herd management plans. The County Wildlife Biologist is also exploring opportunities for year-round herd management in order to more fully address the population problem.

The County Wildlife Biologist's recommended deer herd management sites for FY 2006 is presented in Attachment 1. The proposed list is the same as that approved for FY 2005. The only changes from last year are to increase the number of sites where Archery (from four to six) and Managed Hunts (from one to two) could be conducted. This is to allow maximum flexibility if it is determined that one technique may be superior to another.

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Due to staffing shortages in the County Wildlife Biologist office, herd management was not conducted at several parks that show great need and for which there is public support. The focus during the FY 2006 season will be to go into parks where herd management has been on-going or where there has not been management previously but where there is a documented need. Deer management activities approved by the Park Authority Board will only be implemented after detailed staff research and planning are completed to ensure safety and effectiveness.

Deer population research will remain a focal point of the deer herd management program and will be conducted prior to herd control activities being conducted at a given location. The primary method used to estimate population is based on calculations comparing deer images captured at infra-red motioned triggered camera stations. The current Fairfax County goal for maximum deer density in forest habitats is 15 per square mile.

FISCAL IMPACT:

All deer herd management will be conducted with existing Park Authority, Police Department and Facilities Management Division staff and equipment.

ENCLOSED DOCUMENT:

Attachment 1: FY 2006 FCPA Deer Management Sites (Matrix)

STAFF:

Michael A Kane, Director  
Timothy K. White, Deputy Director  
Cindy Messinger, Director, Resource Management Division  
Charles Bittenbring, Director, Park Services Division  
Brian Daly, Director, Park Operations Division  
Judy Pedersen, Public Information Officer

ACTION - 3

Scope Approval - Laurel Hill Greenway Bridge Construction at Giles Run (Mount Vernon District)

ISSUE:

Approval of the project scope to construct a bridge over Giles Run on the Laurel Hill Greenway, in Laurel Hill Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to construct a bridge over Giles Run on the Laurel Hill Greenway in Laurel Hill Park. **(This item was reviewed by the Planning and Development Committee on September 7, 2005 and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on September 14, 2005 to complete the project within the approved schedule.

BACKGROUND:

The Park Authority Board approved the Conceptual Development Plan (CDP) for Laurel Hill Park in July 2004. The CDP identifies a trail system that links Laurel Hill Park internally from north to south. The primary corridor within the trail system is referred to as the Laurel Hill Greenway; a major trail that links the park regionally to an external trail network leading from Great Falls National Park in the north and the Occoquan Regional Park in the south. The Greenway is planned to be located on the original railroad bed which still exists in some areas of the park. This railroad originally served as a transportation system within the site linking the brick kiln near the Occoquan River with the prison complexes north of Lorton Road. The Greenway is planned with facilities designed for a variety of trail users. The Greenway Trail becomes the spine of the internal trail system within the entire site, with trail connections to the various amenities and facilities within Laurel Hill Park.

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In the spring of 2004, a portion of the railroad bed collapsed into Giles Run. This portion of the railroad bed was supported by a brick culvert constructed by prison labor using brick manufactured at the prison. At the time of the collapse funds were not available to repair the damage. Several alternatives for repair of the railroad bed and trail were developed and presented to the Fairfax County Risk Management Division for consideration of reimbursement for the cost of the repairs. Staff continues to work with the Risk Management Division to secure reimbursement for a portion of the replacement costs.

Park Authority staff has consulted with a geotechnical engineer and professional engineer to determine the extent of repairs necessary to install the bridge and abutments. Due to uncontrolled fill material that was installed with the original brick arch, oversized abutments with concrete wing walls are required to install the bridge. Due to the length of time between the collapse of the railroad bed and construction of the bridge, temporary fencing and signage has been installed to secure this area. Construction of the bridge is anticipated to be complete by the end of 2005. However, an alternate route has been provided in order to keep this portion of the Greenway Trail open for use in the event that unforeseen conditions delay the project.

The following scope of work is recommended for the project:

- Grade embankment to stabilize the site
- Construct concrete wing walls and abutment to support bridge
- Install 130' x 10' bridge
- Install 30' asphalt trail approaches on either side of the bridge

FISCAL IMPACT:

Based on the total project budget, funding in the amount of \$628,000 is needed to construct the Laurel Hill Greenway Bridge at Giles Run. Funds are currently available in the amount of \$875,980 in Project 474604, Laurel Hill Greenway, in Fund 370, Park Authority Bond Construction.

ENCLOSED DOCUMENTS:

Attachment 1: Laurel Hill Park Conceptual Development Plan  
Attachment 2: Scope Cost Estimate, Laurel Hill Greenway Bridge at Giles Run  
Attachment 3: Development Project Fact Sheet, Laurel Hill Greenway – Giles Run  
Bridge

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STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kelly Davis, Project Manager, Special Projects Branch



ACTION - 4

Contract Award - South Run RECenter Fitness Room Addition (Springfield District)

ISSUE:

Approval of a contract award to Bowie Gridley Architects of Washington, D.C. in the amount of \$337,000 for project scope development, preparation of design and construction documents, permitting, and construction administration and special inspection services required to develop a Fitness Room Addition at South Run RECenter.

RECOMMENDATION:

The Park Authority Director recommends approval of a contract award to Bowie Gridley Architects of Washington, D.C. in the amount of \$337,000 for project scope development, preparation of design and construction documents, permitting, and construction administration and special inspection services required to develop a Fitness Room Addition at South Run RECenter. In addition, the Director recommends reserving \$33,700 or ten (10) percent of the total contract award for contract contingency, and \$20,220 or six (6) percent of the total contract award for administrative costs. **(This item was reviewed by the Planning and Development Committee on September 7, 2005 and approved for submission to the Park Authority Board.)**

Contract Award	\$337,000
Contract Contingency (10%)	\$ 33,700
Administrative Cost (6%)	<u>\$ 20,220</u>
Total Contract Award	\$390,920

TIMING:

Board approval requested September 14, 2005 to retain the project schedule.

BACKGROUND:

The 2004 Park Bond Program approved by the Park Authority Board includes a project titled "South Run RECenter Fitness Addition". The Department of Public Works and Environmental Services (DPWES) has been assigned primary project management responsibility for this project.

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The project team met with DPWES and established a project description for the South Run RECenter Fitness Room Addition that was used in the solicitation for the design and related services proposal. The anticipated project scope includes a one or two story addition of approximately 7,000 square feet. The addition will house a new fitness center and be integrated into the existing recreation center. The scope also includes additional parking and site related improvements associated with the addition. A fully developed project scope and budget will be brought before the Park Authority Board for approval prior to design implementation.

Park Authority and DPWES staff solicited proposals for project scope development, preparation of design and construction documents, permitting, and construction administration and special inspection services required during the construction phase. Based on the proposals submitted in response to the public solicitation, a selection advisory committee determined Bowie Gridley Architects of Washington, D. C. to be the most qualified firm (see Attachment 1).

The recommended contract award includes all services required to develop a project scope and budget estimate, prepare design and construction documents, secure permits and provide construction administration and special inspections for the South Run RECenter Fitness Room Addition. A detailed listing of professional services being provided for this project is outlined in Attachment 2.

The Department of Tax Administration has verified that Bowie Gridley Architects does not require a Fairfax County Business, Professional and Occupational License (BPOL) as the majority of the work will be performed outside of Fairfax County in their Washington, D. C. office.

FISCAL IMPACT:

Funding in the amount of \$390,920 is necessary to award this contract and to fund the associated contingency and administrative costs. Based on encumbrances and expenditures to date, funding is currently available in the amount of \$390,920 in Project 475898, Building Renovations, in Fund 370, Park Authority Bond Construction to award this contract.

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ENCLOSED DOCUMENTS:

Attachment 1: Letter to William C. Gridley, FAIA, Bowie Gridley Architects, from Toni L.

Ogurcak, Project Manager, Building Design Branch, DPWES RE:  
South Run RECenter Fitness Addition, Project 370/476204, dated  
June 27, 2005 - RFP w/o Attachments

Attachment 2: Professional Services Summary - South Run RECenter Fitness Addition

Attachment 3: Fairfax County Park Authority, South Run Park Master Plan, Date: 1979,

Revised August 2001

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Jimmie D. Jenkins, Director, DPWES

Howard Guba, Deputy Director, DPWES

Lynn S. Tadlock, Director, Planning and Development Division

Charlie Bittenbring, Director, Park Services Division

Cindy Messenger, Director, Resource Management Division

Ron Pearson, Park Operations Division

John Lehman, Manager, Project Management Branch

Deb Garriss, Supervisor, Project Management Branch

INFORMATION - 1

FY 2006 Update - Fund 370, Park Authority Bond Construction and Fund 371,  
Park Capital Improvement Fund

The Park Authority had a total of \$75,000,000 authorized bonds in Fund 370 for parkland acquisition and development from the 1998 Bond Program. The last bonds totaling \$10,070,000 were sold in the fall of 2004. The 2002 program authorized \$20,000,000 with the last \$3,850,000 sold in the fall of 2004. In addition, the Park Authority had \$65,000,000 approved as part of the fall 2004 Bond Program. At the FY 2005 Third Quarter Review, the Park Authority had appropriated \$26,600,000 of the fall 2004 Bond Program. As part of the FY 2005 Carryover Review, the Park Authority had the remaining \$38,400,000 appropriated. Therefore, the full complement of the \$65,000,000 from the fall 2004 Program has been appropriated.

The FY 2006 Capital Budget Plan is \$85,121,824. FY 2006 encumbrances as of June 30, 2005 total \$9,546,129 resulting in an available balance of \$75,665,695 associated with Fund 370, Park Authority Bond Construction.

With regard to Fund 371, Park Capital Improvement Fund, the Park Authority has an appropriation of \$11,511,828 for projects in FY 2006. These funds are utilized for projects listed in Fund 371, Park Capital Improvement Fund and include those activities associated with the improvement fund such as easement administration, proffer development, park rental building repairs, improvements to revenue generating facilities, grants, and park improvements made possible as a result of lease payments on park sites.

As of June 30, 2005, FY 2006 encumbrances total \$652,347 resulting in an available balance of \$10,859,481 associated with Fund 371, Park Capital Improvement Fund.

Attached are updates for Fund 370, Park Authority Bond Construction and Fund 371, Park Capital Improvement Fund, relating to the funding categories and Board reallocations to date, as well as the budgets, expenditures, encumbrances and remaining balances for each park activity listed under the major funding categories. **(This item was reviewed by the Planning and Development Committee on September 7, 2005 and approved for submission to the Park Authority Board.)**

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FISCAL IMPACT:

The FY 2006 appropriation for Fund 370, Park Authority Bond Construction is \$85,121,824. The FY 2006 appropriation for Fund 371, Park Capital Improvement Fund is \$11,511,828.

ENCLOSED DOCUMENTS:

Attachment 1: FY 2006 Update - Fund 370, Park Authority Bond Construction and Fund 371, Park Capital Improvement Fund (***Attachment distributed at the September 7, 2005 Planning and Development Committee meeting***).

STAFF:

Michael A. Kane, Director  
Timothy K. White, Deputy Director  
Lynn S. Tadlock, Director, Planning and Development Division  
Thaddeus D. Zavora, Manager, Financial Planning Branch  
Michael Baird, Management Analyst, Financial Planning Branch

INFORMATION - 2

Cub Run Field House Request for Proposals Termination (Sully District)

A Request for Proposals (RFP) for development of a Field House at the Cub Run RECenter was released on April 18, 2005 and closed on July 29, 2005. This was the second attempt at an RFP to secure a developer for the Field House project that would include an indoor track for use by the Fairfax County Public Schools. Successful development of the Cub Run Field House would result in ownership transfer of the land on which the RECenter is sited, approximately 28 acres, from the School Board to the Fairfax County Park Authority.

Several parties expressed interest in the Cub Run Field House project before it was released, but only two parties attended the Pre-Proposal Meeting, and only one of those appeared to be seriously interested in the project. The interested party maintained contact and pursued the project throughout the offering period, but was ultimately unable to secure financing. Therefore, no proposals for the Cub Run Field House were received as of the RFP closing date of July 29, 2005.

In an effort to address what was believed to be the largest stumbling block in the first RFP, the second version attempted to provide more options for how offerors could meet the requirement for an indoor track. The initial effort was terminated in September 2004 when the Lessee was unable to secure financing. The second version also provided an option for the offeror to develop a Senior Center within the Cub Run Field House that would have generated regular rental from the County in an effort to provide an additional secure revenue stream.

Staff believed that the level of interest expressed in another project, the Laurel Hill Sportsplex, was a good sign for a potential offer for the Cub Run Field House. Although a Request for Interest issued for the Laurel Hill project resulted in a number of responses, only one proposal was received and it also includes financial terms that may not be acceptable to the Park Authority or the County. Staff is still working with that offeror in an attempt to achieve an acceptable proposal.

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The Cub Run Field House RFP failed because, in the absence of debt guarantees or sufficient pre-committed revenue to cover debt, the potential offeror was unable to secure financing. There are not enough successful models for investors and banks to be willing to take the financial risk, especially when there are ample opportunities to invest in projects that have a strong performance history.

Attachment 1 provides some thoughts from the potential offeror for the Cub Run Field House that staff and the Park Authority Board can consider as it evaluates the next step for this project.

**(This item was reviewed by the Park Services Committee on September 7, 2005 and approved for submission to the Park Authority Board.)**

ENCLOSED DOCUMENT:

Attachment 1: Fairfax County Field House - Issues Outline

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Charles Bittenbring, Director, Park Services Division

Nick Duray, Manager, Market Planning and Research Branch

### INFORMATION - 3

#### Park Proffers Update

The Fairfax County Park Authority, as part of the rezoning process in Fairfax County, request that land, facilities and/or monetary contributions be made to the Park Authority in order to meet the recreational needs of the County residents impacted by the proposed developments. Proffers received in the form of monetary contributions are appropriated at the Fiscal Year Carryover Review and are available as part of Project 004750, Park Proffers in Fund 371, Park Capital Improvement Fund.

Proffers in the amount of \$667,887 were appropriated as part of the FY 2005 Carryover Review. This results in a total of \$7,095,646 in monetary contributions having been received since the inception of the receipt of proffer funds in FY 1985 through the close of FY 2005. These funds include those earmarked for specific parks, as well as proffers received to be utilized at park sites in the general area of the proposed developments.

Proffer Amount Received to Date	\$7,095,646
Expenditures to Date	(2,975,561)
Commitments to Date	(820,332)
Available Balance	\$3,299,753

The current available balance in the Park Proffers Category is \$3,299,753. This amount is available to be expended as designated in the individual proffer text. The funds can be used for stand-alone capital projects or as part of a larger capital project utilizing additional funding sources such as park bond funds to complete park improvements. Examples of past projects where proffer funds have been utilized in conjunction with park bond funds are Great Falls Nike, Stratton Woods, Grist Mill, Clarks Crossing and playground improvements in various supervisor districts. The Park Authority has also committed funds for Clemyjontri Park and Arrowhead as part of construction contract awards.

The attached chart is a listing of the current proffer funds available by park and supervisor district. The Proffer Amount Received to Date column refers to the amount of funds we have received through the end of FY 2005. The Expenditures column is the amount spent through the end of FY 2005. The Commitments column is the amount that has been earmarked for expenditure by a specific board or staff action. The Available Balance column is the difference between the proffers amount received to



Board Agenda Item  
September 14, 2005

date, minus expenditures and commitments. The Directives column states the action or authorization for expenditure of funds. The Conditions column lists a statement from the approved proffer of any conditions that are to be followed in the expenditure of the proffer amount.

All proffer funds will be expended to meet the recreational needs of the County residents in conformance with the conditions for each development. **(This item was reviewed by the Planning and Development Committee on September 7, 2005 and approved for submission to the Park Authority Board.)**

FISCAL IMPACT:

Funds are currently available in the amount of \$3,299,753 in Project 004750, Park Proffers in Fund 371, Park Capital Improvement Fund as of FY 2005 Carryover approval.

ENCLOSED DOCUMENT:

Attachment 1: Fairfax County Park Authority, Fund 371, Park Proffers by Supervisor District, September 14, 2005

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Thaddeus Zavora, Manager, Financial Planning Branch

Michael Baird, Management Analyst, Financial Planning Branch